

MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON JANUARY 21, 2004
(Approved February 18, 2004)

The Planning Commission held their workshop meeting on Wednesday, January 21, 2004. Present for the meeting were Harold Kulp, Constance Megay, Walter Woessner, Roy Kolb, and Eugene Snyder. Also present was Mr. Brady Flaharty of ARRO Consulting, Inc.

Mr. Kulp called the meeting to order at 7:00 p.m. and the pledge was recited.

Mr. Woessner moved to have Mr. Kulp remain the Chairman of the Planning Commission. Mr. Kolb seconded the motion. The motion carried unanimously.

Mr. Kulp moved to have Mr. Woessner remain the Vice Chairman of the Planning Commission. Mr. Snyder seconded the motion. The motion carried unanimously.

1. MINUTES

Mr. Woessner moved to approve the December 4, 2003 workshop meeting as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to approve the minutes of the December 17, 2003 monthly meeting as presented. Mrs. Megay seconded the motion. The motion carried unanimously.

There were no citizen comments.

2. BETHEL CHURCH ROAD SUBDIVISION

Kim Kryder of Bursich Associates, Inc. and Don Petrosa, legal counsel for the applicant, were present.

Mr. Woessner moved to recommend waiver from Section 604.4 of the Subdivision and Land Development Ordinance to allow Lots 1, 3, 5, 7, and 8 to have a lot depth that is less than the lot width, and to allow Lot 11 to have a lot depth that is more than three times greater than the width. Mrs. Megay seconded the motion. The motion carried unanimously.

Mr. Woessner moved to recommend waiver from Section 704.1 of the Subdivision and Land Development Ordinance to allow the safe sight distance to be measured outside the paved portion of the road surface for the proposed road between stations 11+25 and 17+50. Mrs. Megay seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 706.9 of the Subdivision and Land Development Ordinance to allow the sight distance for the Lot 11 driveway to be 320' to the right (west) instead of the required 440'. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 105.7 of the Driveway Ordinance to allow the driveway for Lot 11 to be 75' from a proposed street intersection (Brandie Layne) as measured to the street right-of-way line. Mr. Woessner seconded the motion. The motion carried unanimously.

Mrs. Megay moved to recommend waiver from Section 105.10 of the Driveway Ordinance to allow no use of swale or pipe and to install inlet adjacent to Lot 7 (property line of Lots 7 and 8) driveway on south side, and connect discharge pipe to proposed storm sewer on west side of proposed Wiand Lane extension. Mr. Woessner seconded the motion. The motion carried unanimously.

There was a review of the Bethel Church Road Subdivision preliminary plan last revised December 19, 2003. Mr. Woessner noted the wells for Lots 7 and 10 are in the floodplain.

There was a discussion about depth of the earthen cover over the infiltration trenches being specified as 1' minimum; the Township Engineer suggested that the depth be changed to 6" to 9" and the applicant agreed to the change.

The Planning Commission recommended a revised plan be submitted to include changes and waivers before preliminary plan approval could be recommended.

3. CALVARY BAPTIST CHURCH

Mr. William Conver of Conver and Smith Engineering, David Bowman, Calvary Baptist Church representative, and Pastor Spears were present.

There was a review of the Calvary Baptist Church preliminary plan last revised December 2, 2003.

The Planning Commission recommended the proposed road be treated as a driveway and the drive is to be gated to prevent thru-traffic. Mr. Woessner stated the curves proposed do not allow for emergency vehicles and the radius should be 50 instead of 35.

Waivers will be addressed at a later date. Additional waivers needed are Section 712.A(2) of the Subdivision and Land Development Ordinance and Section 105.7 of the Driveway Ordinance.

4. COVENTRY BUSINESS PARK

Mr. William Conver of Conver and Smith Engineering and Mr. Marvin Colona were present.

There was a review of the Coventry Business Park final plan last revised November 7, 2003.

Mr. Woessner noted the turning radius needs review. The Planning Commission noted the plans have to be revised accordingly and resubmitted including outstanding PennDOT issues.

5. BLOSSOM MEADOWS II

Mr. Woessner moved to accept for review Blossom Meadows II final plan dated December 29, 2003. Mrs. Megay seconded the motion. The motion carried unanimously.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Mr. Woessner moved to cancel the February 5, 2004 workshop meeting and join the Board of Supervisors at their special workshop meeting scheduled for February 9, 2004 at 7:15 p.m.

The next monthly meeting is scheduled for February 18, 2004 at 7:00 p.m.

ADJOURNMENT

Mr. Kulp moved to adjourn the monthly meeting at 9:00 p.m. Mr. Snyder seconded the motion. The motion carried unanimously.

Respectfully submitted,

Bonnie L. Frisco
Secretary